



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**PROJECT NAME: Benedictine Sisters of Chicago**

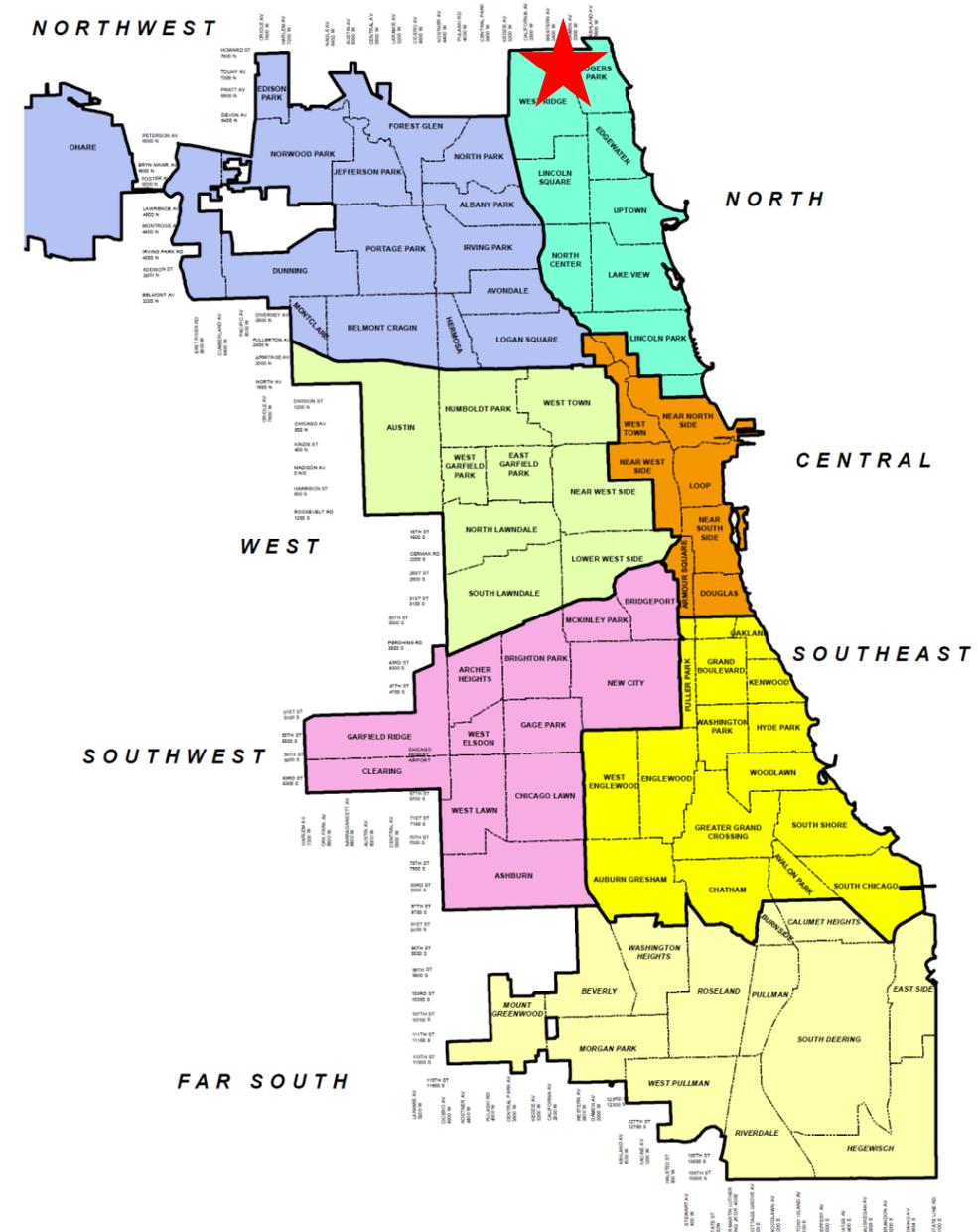
**PROJECT ADDRESS: 7460 N. Ridge**

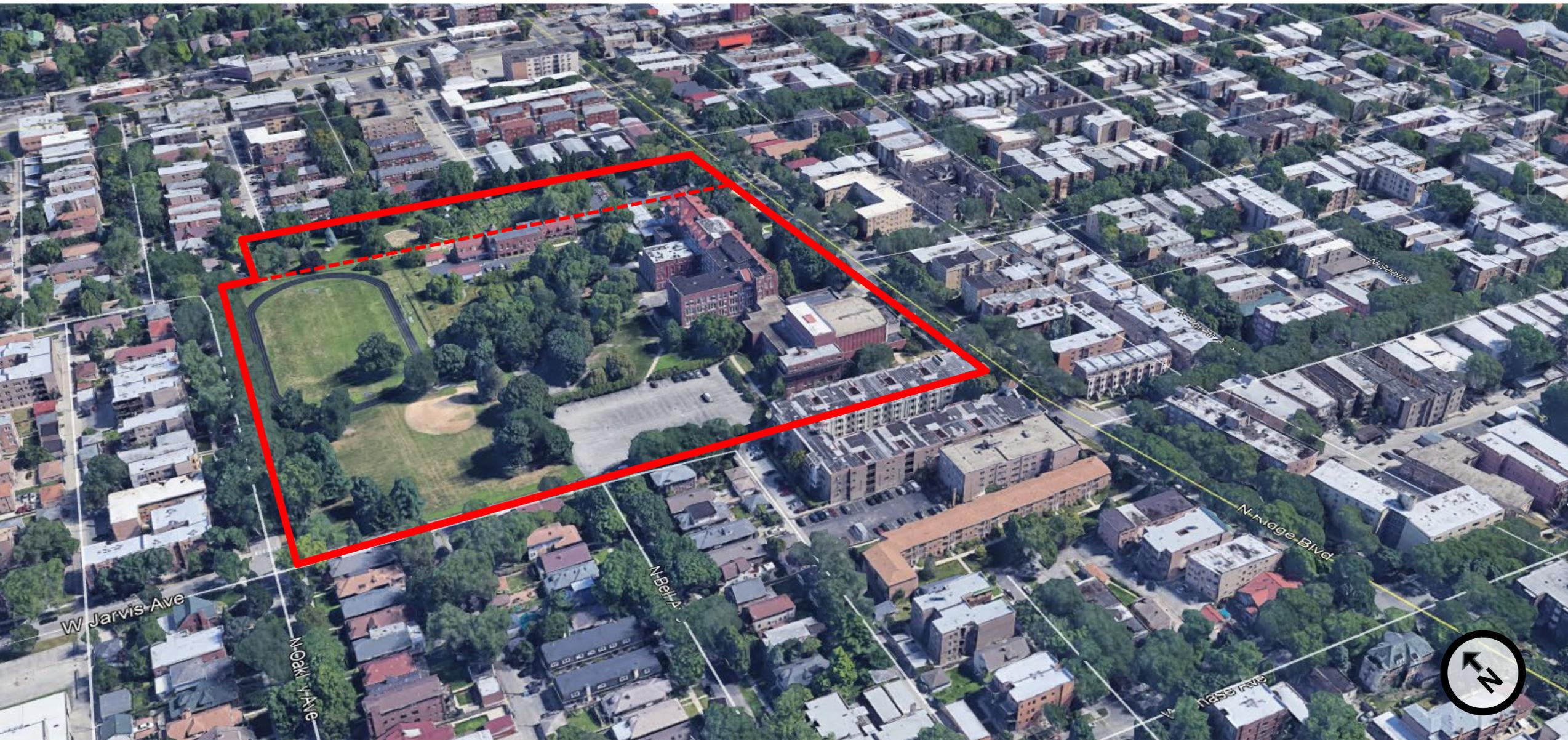
**APPLICANT NAME: Benedictine Sisters of Chicago**

7/7/2021

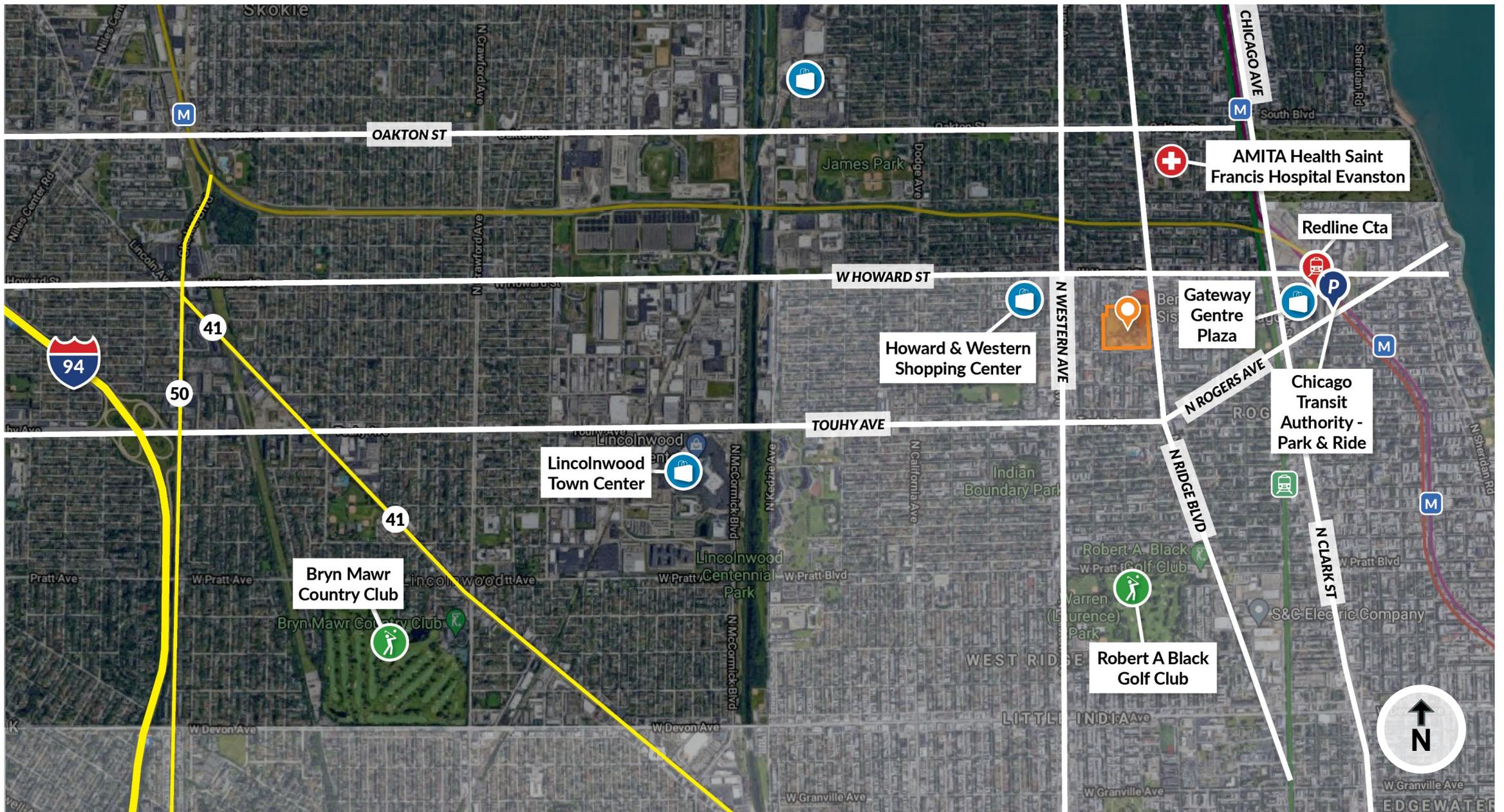
# ★ Community Area Snapshot

- The West Ridge community area has a racially and ethnically diverse population, particularly for the North Region.
- 84.3% of housing in West Ridge was built before 1969.
- Renter-occupied housing and owner-occupied housing are closely split (52.4% vs. 47.6%).
- 59.5% of residents drive alone to work, which is a higher rate than the city (48.8%).
- Residential is the dominant land use in West Ridge (47.5%).





Area Context



## Site Context





Site Context



SUB AREA A  
114,532 SF or 2.6293 ACRES

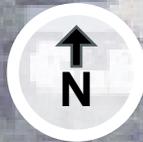
SUB AREA B  
513,884 SF  
or  
11.7972 ACRES

W BIRCHWOOD AVE

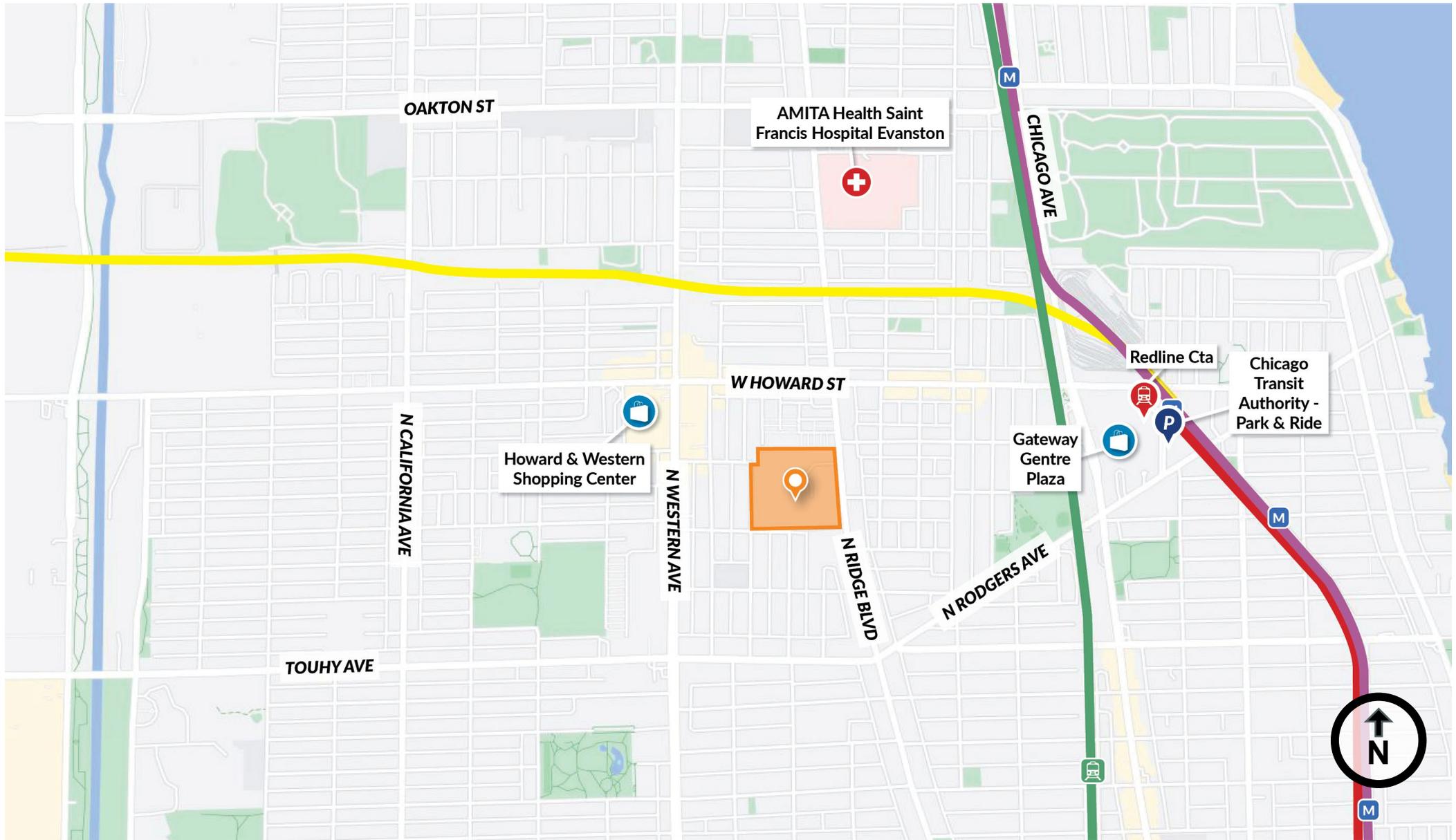
N OAKLEY BLVD

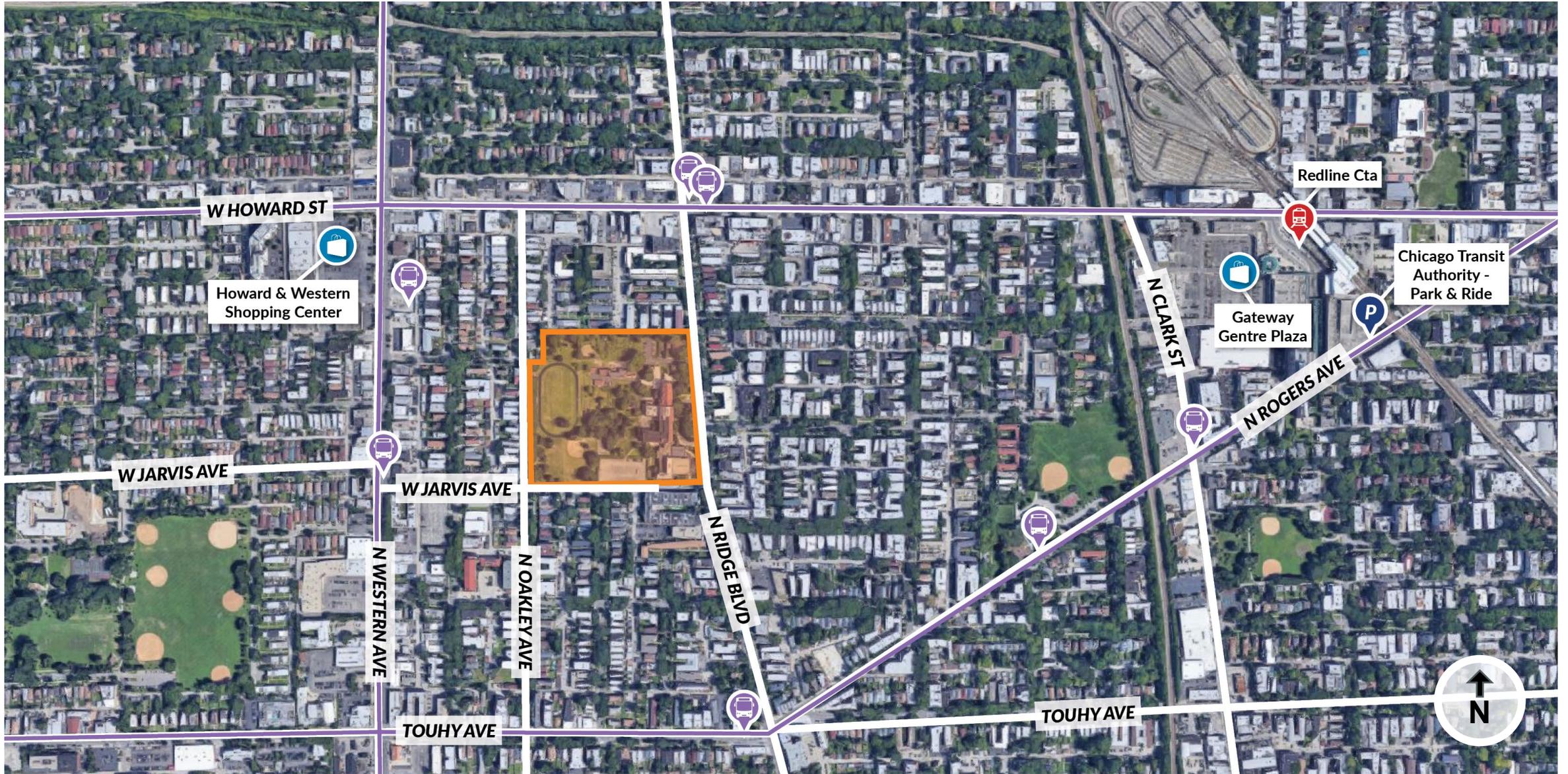
W JARVIS AVE

N RIDGE BLVD



Subarea Site Context





CTA Transportation Routes



Athletic  
Fields

Power Plant

House

Care Facility

St. Scholastica  
Monastery

Chapel

Acero Charter  
School

Parking



Aerial



Acero Charter School – East view



**St. Scholastica Monastery – East view**



**Athletic Fields – West view**



**School Parking Lot – West view**



**Athletic Field – South view**



**School Parking Lot / Acero Charter School – South view**



Acero Charter School – East view

# Project Timeline + Community Outreach

- September 14, 2020 Meeting with Alderwoman Hadden
- November 20, 2020 Meeting with Alderwoman Hadden and Department of Planning
- March 10, 2021 Meeting with Alderwoman Hadden and Department of Planning
- April 22, 2021 DPD Intake Meeting
- June 7, 2021 Community Meeting
- June 16, 2021 PD Filing

# Future Site Plan Review

- Any future development in Subarea A will be reviewed pursuant to Site Plan Approval under Sec. 17-13-0801.
- As part of Site Plan Approval, the senior living development will be reviewed for approval pursuant to the Planned Development Standards by:
- Department of Planning and Development
  - CDOT
  - MOPD
  - Alderwoman Hadden and her community review process
  - Plan Commission for comment
- Any future development will be subject to the Affordable Requirements Ordinance.
- Any future development must meet the MBE/WBE guidelines of the City of Chicago.
- Any future development must meet the requirements of the Chicago Sustainable Development Policy.



# DPD Recommendations (staff to complete)

- The proposal is compatible with surrounding zoning (17-13-308-D). The proposed planned development amendment is compatible with other zoning districts and located nearby and within the West Ridge Community Area;
- The proposed planned development amendment promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (per 17-8-0103);